



GSC GRAYS

PROPERTY • ESTATES • LAND



South View, Gordon Bank, Eggleston

Barnard Castle, County Durham, DL12 0AS

£525 Per Calendar Month



UNDER REFERENCE

South View is a well presented, two bedroom cottage with accommodation over three floors enjoying far reaching views of the Teesdale hills. The property is available to let immediately.



Situation & Amenities

Middleton-in-Teesdale 4 miles, Barnard Castle 6 miles, Bishop Auckland 17 miles, Darlington 18 miles, Durham 30 miles. Please note all distances are approximate. Situated in the desirable village of Eggleston, the property enjoys a pretty village setting, whilst remaining easily accessible to the historic market town of Barnard Castle and its many local shops, amenities and schools. The village of Eggleston has two public houses; The Three Tuns Inn and The Moorcock Inn along with a mobile post office and village hall.

Description

South View is a well presented, two bedroom cottage with accommodation over three floors comprising of a living room to the front aspect boasting stunning views of Teesdale. There is also a multi fuel stove which also fuels the central heating. Leading on from here is the kitchen which offers fitted wall and base units, contrasting work surface, Belfast sink with mixer tap, integrated electric double oven and electric hob along with a freestanding fridge/freezer and dishwasher. Beyond the kitchen is a utility room providing ample space for storage along with plumbing for a washing machine and a door to the exterior. A shower room with WC concludes the ground floor accommodation. At first floor level, there is a spacious double bedroom with a variety of wardrobes along with a bathroom equipped with a free standing roll top bath with hand held shower over, WC and pedestal wash hand basin. The second bedroom is an attic conversion with exposed characterful beams. Externally, South View enjoys off street parking for one vehicle along with a lawned and planted garden boasting views of adjoining countryside for miles on end. There is a bin store area at the rear of the property.

Note

Please note all of the electrical appliances which are in the property are provided by gesture of good will by the landlord and should they become faulty will not be replaced or repaired. The electrical goods are not the responsibility of the landlord or GSC Grays. Tenants will need to provide their own white goods and electrical appliances should any of the existing items need replacing.

Terms & Conditions

The property shall be let PART FURNISHED by way of an Assured Shorthold Tenancy for an initial term of six or twelve months at a rental figure of £525 per calendar month, payable in advance by standing order. In addition, a deposit of £605 shall also be payable prior to occupation.

Holding Deposit

Before your application can be fully considered, you will need to pay to us a holding deposit equivalent to one weeks' rent for the property you are interested in. Once we have your holding deposit, the necessary paperwork should be completed within 15 days or such longer period as might be agreed. If at any time during that period you decide not to proceed with the tenancy, then your holding deposit will be retained by our firm. By the same token, if during that period you unreasonably delay in responding to any reasonable request made by our firm, and if it turns out that you have provided us with false or misleading information as part of your tenancy application or if you fail any of the checks which the Landlord is required to undertake under the Immigration Act 2014, then again your holding deposit will not be returned. It will be retained by this firm. However, if the Landlord decides not to offer you a tenancy for reasons unconnected with the above then your deposit will be refunded within 7 days. Should you be offered, and you accept a tenancy with our Landlord, then your holding deposit will be credited to the first months' rent due under that tenancy. Where, for whatever reason, your holding deposit is neither refunded nor credited against any rental liability, you will be provided with written reasons for your holding deposit not being repaid within 7 days.

References

The Landlord's agent will take up references through a referencing agency. The obtaining of such references is not a guarantee of acceptance.

Insurance

Tenants are responsible for the insuring of their own contents.

Smoking

Smoking is prohibited inside the property.

Pets

Pets shall not be kept at the property without the prior written consent of the Landlord, which will be subject to separate rental negotiation.

Local Authority

Durham County Council.

Council Tax

For Council Tax purposes the property is banded B.

Services

Mains electricity, drainage and water. Solid fuel central heating via a multi fuel stove.

Particulars

Particulars written and photographs taken November 2020.

Disclaimer Notice

GSC Grays gives notice that:

1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and should not be relied upon without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.

Location Map



Energy Efficiency Graph

